

136.0

0005

0002.0

Map

Block

Lot

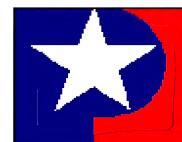
1 of 1
CARDResidential
ARLINGTONAPPRAISED: 2,094,000 / 2,094,000
USE VALUE: 2,094,000 / 2,094,000
ASSESSED: 2,094,000 / 2,094,000Total Card / Total Parcel
2,094,000 / 2,094,000
2,094,000 / 2,094,000
2,094,000 / 2,094,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		BRANTWOOD RD, ARLINGTON

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
101	11448.000	1,229,400	5,700	858,900	2,094,000	
Total Card	0.263	1,229,400	5,700	858,900	2,094,000	Entered Lot Size
Total Parcel	0.263	1,229,400	5,700	858,900	2,094,000	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	456.29	/Parcel: 456.29	Land Unit Type:


Patriot
Properties Inc.

OWNERSHIP	Unit #:
Owner 1: WIXTED MARY	
Owner 2: FARNSWORTH DAVID	
Owner 3:	
Street 1: 1 ROCKEFELLER PLZ 31ST FL	
Street 2: C/O THE CLARK ESTATES INC	

Twn/City:	NEW YORK			
St/Prov:	NY	Cntry	Own Occ:	N
Postal:	10020		Type:	

PREVIOUS OWNER
Owner 1: STANTON TIMOTHY -
Owner 2: -
Street 1: 9 BRANTWOOD RD
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02476

NARRATIVE DESCRIPTION									
This parcel contains .263 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1898, having primarily Wood Shingle Exterior and 4589 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 13 Rooms, and 6 Bdrms.									

OTHER ASSESSMENTS									
Code	Descrip/No	Amount	Com. Int						

PROPERTY FACTORS									
Item	Code	Description	%	Item	Code	Description			
Z	R1	SINGLE FA	100	water					
o				Sewer					
n				Electri					
Census:				Exempt					
Flood Haz:									
D				Topo					
s				Street					
t				Gas:					

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11448	Sq. Ft.	Site			0	90.	0.83	10			View	25					858,875						858,900	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	1,229,400	5700	11,448.	858,900	2,094,000		Year end	12/23/2021
2021	101	FV	1,194,700	5700	11,448.	858,900	2,059,300		Year End Roll	12/10/2020
2020	101	FV	1,193,800	5700	11,448.	858,900	2,058,400	2,058,400	Year End Roll	12/18/2019
2019	101	FV	903,800	5700	11,448.	906,600	1,816,100	1,816,100	Year End Roll	1/3/2019
2018	101	FV	911,200	5700	11,448.	668,000	1,584,900	1,584,900	Year End Roll	12/20/2017
2017	101	FV	911,200	5700	11,448.	639,400	1,556,300	1,556,300	Year End Roll	1/3/2017
2016	101	FV	911,200	5700	11,448.	591,700	1,508,600	1,508,600	Year End	1/4/2016
2015	101	FV	850,500	5700	11,448.	496,200	1,352,400	1,352,400	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STAINTON TIMOTH	35612-172		6/4/2002		1,300,000	No	No		
BACHELDER JOANN	31878-198		9/29/2000		708,525	No	No		
	19292-580		8/1/1988		460,000	No	No	G	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/26/2021	1642	Det. Gar	39,500	O				
7/21/2015	988	Redo Bat	32,200		7/21/2015			Remodel 2 existing
7/8/2015	903	Manual	3,000		7/8/2015			Demo 2 bathrooms.
3/5/2010	146	Add Bath	30,311	C				NEW HALF BATH & LA
11/27/2006	1029	Redo Bas	25,000			G8	GR FY08	
8/6/2001	49	Siding	56,000	C				CEDAR SIDING&ROOF-

ACTIVITY INFORMATION

Date	Result	By	Name
8/29/2017	Meas/Inspect	HS	Hanne S
2/9/2009	Meas/Inspect	372	PATRIOT
12/5/2001	External Ins	PM	Peter M
2/2/2001	MLS	MM	Mary M
12/7/1999	Mailer Sent		
11/18/1999	Measured	264	PATRIOT
1/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH															
Type: 15 - Old Style	2H - 2 & 1/2 Sty	Full Bath: 2	Rating: Good																								
(Liv) Units: 1	Total: 1	A Bath:	Rating:																								
Foundation: 3 - BrickorStone		3/4 Bath:	Rating:																								
Frame: 1 - Wood		A 3QBth:	Rating:																								
Prime Wall: 1 - Wood Shingle		1/2 Bath: 2	Rating: Good																								
Sec Wall:		A HBth:	Rating:																								
Roof Struct: 1 - Gable		OthrFix:	Rating:																								
Roof Cover: 1 - Asphalt Shgl		OTHER FEATURES				RESIDENTIAL GRID																					
Color: BROWN		Kits: 1	Rating: Good	1st Res Grid				Desc: Line 1				# Units 1															
View / Desir:		A Kits:	Rating:																								
GENERAL INFORMATION		Fpl: 8	Rating: Very Good																								
Grade: A- - Very Good (-)		WSFlue:	Rating:																								
Year Blt: 1898		Eff Yr Blt:	CONDOS INFORMATION				REMODELING				RES BREAKDOWN																
Alt LUC:		Alt %:																									
Jurisdct: G12		Fact: .																									
Const Mod:																											
Lump Sum Adj:																											
INTERIOR INFORMATION				DEPRECIATION																							
Avg Ht/FL: STD				Phys Cond: VG - Very Good	4.6 %																						
Prim Int Wal 2 - Plaster				Functional:	%																						
Sec Int Wall:				Economic:	%																						
Partition: E - Typical				Special:	%																						
Prim Floors: 3 - Hardwood				Override:	%																						
Sec Floors:				Total:	4.6 %																						
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				COMPARABLE SALES																			
Subfloor:				Basic \$ / SQ:	135.00	Rate				Parcel ID				Typ													
Bsmnt Gar:				Size Adj.:	0.96455956	Date								Sale Price													
Electric: 3 - Typical				Const Adj.:	1.09989011																						
Insulation: 2 - Typical				Adj \$ / SQ:	143.223																						
Int vs Ext: S				Other Features:	184500																						
Heat Fuel: 1 - Oil				Grade Factor:	1.61																						
Heat Type: 3 - Forced H/W				NBHD Inf:	1.00000000																						
# Heat Sys: 1				NBHD Mod:																							
% Heated: 100				LUC Factor:	1.00																						
Solar HW: NO				Adj Total:	1288628																						
% Com Wal				Depreciation:	59277																						
Make:				WtAv\$/SQ:	AvRate:	Ind. Val																					
Model:				Juris. Factor:	1.00	Before Depr:				230.59																	
Serial #:				Special Features:	0	Val/Su Net:				231.26																	
Year:				Final Total:	1229400	Val/Su SzAd:				368.30																	
Color:				Depreciated Total:	1229351																						
MOBILE HOME								PARCEL ID				136.0-0005-0002.0				IMAGE											
SPEC FEATURES/YARD ITEMS																AssessPro Patriot Properties, Inc											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten				
3	Garage	D	Y	1	21X22	A	AV	1930	20.41	T	40	101			5,700		5,700	BMT	100	GFB	80	G					
More: N				Total Yard Items:				5,700				Total Special Features:								Total:				5,700			